



Westfield–Washington Township Advisory Plan Commission Minutes of the July 15, 2019 APC Meeting

Presented for approval: August 5, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 15, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Robert Horkay.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES:

July 1, 2019 meeting minutes tabled until the August 5, 2019 APC meeting.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1907-DDP-12

Westfield Washington Schools Natatorium / YMCA

Southwest corner of 181st Street and Wheeler Road

Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 68,000 square foot natatorium and recreational facility on 9.02 acres +/- in the Wheeler Landing PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Willis; Second: Maue. Motion passed. Vote: 8-0.

ITEMS OF BUSINESS

1905-ZOA-01

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed the Westfield-Washington Township Unified Development Ordinance's amendment request is proposed to address the following topics: Mechanical Screening, Landscaping Standards, Infrastructure and Utility Standards, and Miscellaneous Items. She said that since the Public Hearing there has been one change made to clarify some drainage related items that could have been interpreted as Mechanical Screenings. A sentence was added to exclude gutters, downspouts, Stormwater grates and stormwater basins.

Kelleher said she appreciated the staff maintaining the UDO documents and keeping the APC up to date.

Motion: Forward 1905-ZOA-01 to the City Council with a positive recommendation.

Motion: Graham; Second: Woodard. Motion passed. Vote: 8-0.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> / Economic and Community Development Department E-mail: community@westfield.in.gov

1907-ODP-12
1907-SPP-12

Aberdeen at Chatham Hills

Southeast corner of 199th Street and Horton Road

Henke Development Group, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 276 Lots on 153 acres +/- in the Chatham Hills PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Todd overviewed this request for an Overall Development Plan and Primary Plat review.

No Commission comments.

Motion: Approve 1907-ODP-12 & 1907-SPP-12 with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Smith; Second: Schmitz. Motion passed. Vote: 8-0.

1907-REZ-01

Bridlewood Subdivision

Southwest corner of 151st Street and Carey Road

The City of Westfield requests a change of zoning of approximately 75 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-Family High Density District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Todd overviewed this request for a zoning change to eliminate the pre-existing non-conforming uses and conditions of the Property and bring the Residential Lots into compliance with the City's Unified Development Ordinance (UDO).

No Commission comments.

Motion: Forward 1907-REZ-01 to the City Council with a positive recommendation.

Motion: Schmitz; Second: Kelleher. Motion passed. Vote: 8-0.

1907-PUD-15

Oak Manor North PUD Amendment III

Approximately 400 feet North of State Road 32, approximately 600 feet East of Grassy Branch Road

Options Charter School, Inc. by Coots, Henke & Wheeler, P.C. requests an amendment to the Oak Manor North PUD District to permit an educational institution on approximately 3 acres +/- in the Oak Manor North PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for an amendment to the Oak Manor North PUD District. He added that since the public hearing, a couple of additional exhibits have been provided, though the PUD Ordinance itself remains unchanged with the exception that the legal description of the proposed property was added to Exhibit A.

No Commission comments.

Motion: Forward 1907-PUD-15 to the City Council with a positive recommendation.

Motion: Graham; Second: Hoover. Motion passed. Vote: 8-0.

1907-PUD-18**Union Row PUD**

606 and 608 South Union Street

Patch Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 2.5 acres +/- from the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning to the Union Row PUD District that would allow for residential development. The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density as the Underlying Zoning District.

No Commission comments.

Motion: Forward 1907-PUD-18 to the City Council with a favorable recommendation.

Motion: Willis; Second: Kelleher. Motion passed. Vote: 8-0.

PUBLIC HEARING ITEMS**1907-PUD-17**

[PUBLIC HEARING]

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Graham recused himself and turned the meeting over to Maue.

Howard overviewed this request for a change in zoning from the existing zoning districts to the Midtown at Westfield PUD District to accommodate mixed use development.

The petitioner, Steve Henke with Henke Development Group, LLC, summarized the details of this proposed project. He said Anthony Properties wishes to develop these parcels in an upscale manner. He said the area is located within the Comprehensive Plan's Employment Zone. He addressed items including trees, potential pond, trails, walkability, and the existing creek. He spoke about the unique character of the different zones and shared character exhibits. He said that the Anthony family wishes to own and maintain a build-to-suit environment with this property. He also spoke of the desire for trails and walkability within the commercial area that would offer dining and shopping options for the local employment community.

Public Hearing for 1907-PUD-17 opened at 7:37 p.m.

Mike Gollner, 19348 Flippins Road; asked if the trees in northeast corner of development along the Business and Technology Subdistrict would be preserved. He also asked what will happen in the triangular piece of property and if there are any plans to make any changes to Flippins Road as it exists today.

Sarah Gillim, 16505 Little Eagle Creek, on behalf of Westfield Green Together Organization; asked the developers and planners to commit to preserving and planting trees in all projects throughout Westfield. She asked if Henke would consider keeping all viable trees and reforest the land. She said she thinks the southernmost area between Union and East Streets would be perfect for this reforestation. She asked for the consideration of planting a diversity of trees that will thrive in changing climate.

James Becker, 18524 Harvest Meadows Drive East; said he agrees with Gilliam about reforesting southernmost area between Union and East Streets. He said that contrary to Henke's implication, that Becker and his wife are not in support of this project. He stated that it was quiet when they moved to Westfield and he could see the stars. Since moving to Westfield, he said a lot has happened including the new highway and stadium and feels development needs to slow down, adding that the schools are overcrowded. He said he is not saying never develop the area, but to wait and delay this project and develop other viable areas first.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> / Economic and Community Development Department E-mail: community@westfield.in.gov

Jim Gerrard, 19429 Justin Morgan Drive; said he sent an email earlier with several points. He agreed that the trees are important and would like to see written commitments to preserve the trees. He said he would also like commitments that nothing will be built on northernmost parcel, maybe leaving it as its underlying zoning of AG-SF1. Given light pollution, he said he would like to see enhanced lighting standards. He said he thinks traffic study should be done to ensure 191st Street is adequate for future traffic levels. He stated that, as this is to be a high-end development, no chain-link fencing should be permitted at all. He said he would like northernmost area not to be used for construction staging.

Pat Gillim, 18924 Northbrook Circle; stated concerns about the Business and Technology Subdistrict. She said that with the height, type, and proximity to her back yard that she would have no privacy. She said she spoke with Henke about planting trees; however, she feels the buildings will be much taller than the trees. She said she is worried about lights shining into her home and yard. She said that even though county removed trees to dredge the nearby creek that the dredging never took place and it continues to flood. She stated concerns about the level of traffic. She said that there is only one exit from her subdivision onto 191st Street and it is currently very difficult to exit the neighborhood.

Sandra Trimble, 2606 East 186th Street; said she is very concerned about adding to the current traffic load on this two-lane road, especially in morning. She said that speed limits are not followed on 186th Street or on East Street. She said that she wanted to make sure consideration was given to the upkeep of the area around the creek and the gas line that runs through the property. She stated that her property is not currently annexed into Westfield. She asked if this development would be annexed.

Mark Hildebrandt, 18933 Northbrook Circle; stated concern about traffic and the way it backups from US 31 to Grassy Branch. He asked about the installation of a median that would prohibit left turns out of his subdivision. He said such a median would make it even more difficult to get out of his neighborhood. He said this area is already dangerous due to the topography.

Brent Hildebrandt, 18948 Northbrook Circle; said he shares all the concerns about traffic. He said he wants to ensure a buffer will be installed between the business area and the neighborhood. He said he is also concerned about a possible walking trail between pond and his neighborhood. He feels a walking trail could be a security concern, and if such a trail were placed on the west side verse the east side it might ease security concerns. He said he thinks the stop sign at 191st and Grassy Branch needs to become a roundabout to assist with traffic flow.

Public Hearing for 1907-PUD-17 closed at 7:59 p.m.

Petitioner's (Steve Henke) responses:

- The triangular area could be small office overlooking a park area and would be heavily landscaped. He said they do not have control over what the County needs to do in regard to preserving trees; however, his plan is to keep as many trees as possible in that area.
- He stated that he, as the developer, cares greatly about trees. He said that he has worked in his other developments to preserves trees. He said that he will not likely do a reforestation area between Union and East Streets adjacent to the residential. He said he would look at it, as well as other areas.
- He said he did not mean to indicate that Jodi Becker was positive about the project, but that she was glad about the additional trees and the buffer location. He added that since most of this development is commercial, it will not be generating a lot of children for the schools and since the commercial development will have a 3% tax rate that will provide the schools with additional funding.
- He said he will commit to keeping trees on northernmost parcel and will commit to not using it as staging area except during pond construction.
- He said that he will look at chain link fencing standards.
- He will talk to Northbrook residents about creating privacy through buffering and ponds.
- He addressed the traffic concerns by stating that all development will pay impact fees that will assist in road improvements. He added that Grassy Branch will be federally funded roundabout within next two years and will help to relieve traffic congestion.
- He said this development will be annexed.
- He said he was open to trail location on either side of the pond and will work with neighbors.

Willis said that it is very critical area and that as the gateway to Westfield and Grand Park it must aesthetically designed. He said that there needs to be consideration given to enhancing the eastern buffer against the Northbrook subdivision. Given the nature of the road, it being very narrow, he feels it will take more than a roundabout at 191st Street and Grassy Branch to fix the traffic issues. He asked about the reasoning behind the Anthony family's decision for retaining ownership of the properties and asked if this will limit potential companies. He also voiced concern that non-ownership may lead to a high number of fast food and other uses as seen on 32 West. He also said he would like to see the intent of tree preservation in writing.

- Henke replied that the Anthony family recognizes and understands the limitations that could exist by not selling. He said they are fine with such limitations, adding that it is very important to the family to maintain ownership.

Hoover agreed with the public comment suggesting that the developer look at the Spring Mill Station PUD's lighting standards such as height and consistency. He would like to see something about their commitments to this in writing.

Smith said he thinks a traffic study should be a part of proposal.

- Henke replied that is usually difficult to conduct a study before knowing uses. He said that the developer always works with Westfield Public Works prior to the development. He said they will be making contributions to the improvements of the road and traffic flow through the payment impact fees for each development.

Schmitz said he appreciates that this development is mostly commercial and would bring the 3% tax rate to the City. He asked about the number of residential units, that he sees no restrictions on the number planned. He asked if the ponds would replace the creek.

- Henke replied that at this time there are no residential unit restrictions, but he will take a look at that. He said the creek will remain with 20-30 feet between the creek /ponds and tree area.

Smith asked how the lighting for tall buildings behind residential will be managed.

- Henke said the impact could be possibly managed through setbacks, orientation, possible reduced heights of buildings. He said he will be looking into this.

Woodard asked if the developer had seen transitions to residential designed well.

- Henke said yes, in New Albany, OH and Dublin, OH. He said he often visits other areas for ideas on design.

Kelleher said she agrees with what has been shared by fellow commissioners. She stated concerns about the trail against residential and the height of buildings along eastern corridor.

Smith asked if this type of development has increased or decreased residential values in other areas.

- Henke replied that property values have been increased in part due to connectivity and walkability.

Woodard suggested that if the developer has access to a study supporting the positive impact to property values, it may be good to share with neighbors.

ITEMS CONTINUED TO A FUTURE MEETING

1907-PUD-19

Westchester PUD Amendment

East side of Towne Road, between 151st Street and 169th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1907-ODP-11

Alpha Tau Park, Lots 1-3

1907-SPP-11

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

1904-PUD-05

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 8-0.

Meeting adjourned at 8:21 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary